

City of Franklin
Board of Zoning Appeals
Meijer FRK – Franklin, Indiana

VARIANCES REQUESTED

Meijer Store:

1. Article 5.4(C)(1)(c)(i): Roof Design
 - *A variance is requested for the roof on the west side of the building. The rooftop equipment is screened by parapets on the south, east, and north sides of the building. The west side is mostly hidden by line of sight from the ground. See enclosed sight line study.*
2. Article 5.4(C)(1)(f) and 7.19(B)(1)(a): Display Windows
 - *A variance is requested for the north and south elevations from this requirement. The North elevation facing Commerce Drive and the South elevation facing Simon Road will be provided with fairly generous landscaping, including numerous shade trees and ornamentals in a pattern that will effectively soften the elevations. Many of the trees will be 2.5" caliper and of 14 foot height when they arrive on site. In addition, the south elevation is given visual breaks by the outdoor garden center that will have a low wall and a decorative fence along the middle of the south elevation, providing visual relief and interest. The east elevation is expected to be in compliance with the provision.*
3. Article 5.4(C)(2)(b)(iv): Pedestrian Walkways along facades
 - *A variance is requested for this requirement along the front of the store. Given the large amount of food being stored and served inside of the building Meijer desires for no landscaping to be placed against the building façade due to the risk of introducing insects, rodents, and other pests near and inside the building.*
4. Article 7.19(B)(1)(b): Entrances
 - *A variance is requested for this requirement on the north façade wall due to the nature of the store prototype layout, and providing secure and visible entrances for patrons. In addition, there is no parking or pavement on the north side of the building due to site geometry.*
5. Article 7.19(B)(1)(c): Detail Features
 - *A variance is requested for the for the following façade walls:*
 - *South Elevation – The proposed south elevation has a projecting canopy that is over 100 feet in length, but it is behind the garden center, which*

has a decorative fence and wall that are interrupted for 2 exits along its length. In addition, generous landscaping is provided along Commerce Drive to further soften this elevation.

- *West Elevation – The proposed west elevation is the service side of the building. It faces an agricultural property that is not in within the City of Franklin. It is screened at the property line by an 8 foot high fence and a significant amount of landscape screening.*

6. Article 7.19(B)(2)(a): Front Façade Walls

- *This appears to be in compliance:*
 - *North Elevation – The north elevation has 4 wide pilaster projections that appear to meet the requirements of the standard. Please refer to the enclosed revised building renderings and confirm.*
 - *East (Front) Elevation – The east elevation has 3 wide pilasters and the wall with the Meijer sign on it that provide projections, as well as two entrance enclosure projections and various architectural canopies that appear to meet the requirements of the standard. Please refer to the enclosed revised building renderings and confirm.*

7. Article 7.19(B)(2)(c): Canopies

- *A variance is requested for the north façade. There are no features to add a canopy to, and this façade has been upgrades as stated above with 4 wide pilasters. Also, there is generous landscaping provided as a buffer and soften this elevation.*

8. Article 8.3: Non-Residential Sign Chart

- *A variance is requested from the maximum wall sign size of 200 sf. The Meijer logo sign is 392.06 sf as measured by the City's standards. This has been reduced from Meijer's standard logo wall sign of 800 sf, which was originally submitted. Also, this sign is approximately 750 feet from US 31, which it faces, and is located on the front of the store, which is 530 feet wide, so the sign needs to be visible and of scale to the building.*
- *A variance is requested for the maximum allowed total signage area. The total signage area is 709 sf, compared to the maximum allowable of 600 sf. The additional 192 sf requested for the wall sign covers the 109 sf of total area over the allowable.*